



December 2006
21st Edition

DEVELOPMENT SERVICES NEWSLETTER

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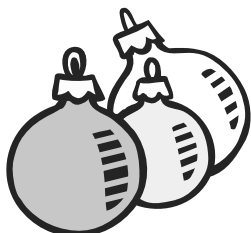
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Special Insert, Fee Schedule

- **MISSION STATEMENT:**
“Our Mission is to encourage and promote safe, quality development and construction in the City of Salina.”
- **PME MEETING:** The Plumbing, Mechanical & Electrical Contractors meeting is held quarterly in March, June, September and December usually on the **first Wednesday** at 7:00 p.m. in Rm. 201 of the Bi-Centennial Center.
- **CONGRATULATIONS!** Laurie Asche, formerly Permit Technician for Building Services is now the secretary for the Planning Division.
- **BUILDING ADVISORY BOARD MEETING DATES:**
Tuesday, Jan. 9th
Tuesday, Feb. 13th
Tuesday, March 13th
Meetings are at 4:00 p.m. in Rm. 107 of the City County Building

Happy Holidays!



City Adopts New Building Permit Valuations and Fees

At their regular October 23rd meeting, the City Commission passed a resolution which adopts both a new valuation table (*see Page 2*) for new construction and a new fee schedule (*see insert in this newsletter*). In order to provide our customers with an adequate amount of notice so that the new fees can be included in bids for future work, the Commission also voted to accept a deferred *effective date for the new fees of June 1, 2007*. For your convenience, we have included copies of the new square foot valuation table, and the new fee schedule in this newsletter. Copies of these documents are also available online on Building Services' web page at www.salina-ks.gov.

The new valuation table is a locally modified version of the valuation table published semi-annually by the International Code Council. It will be staff's goal in 2007 to review the next updated table published in February and to report any changes along with any recommendations for adoption to the City Commission before August 2007. We would also include a recommendation that any adoption of the new valuation table have an effective date of January 1, 2008. This will allow us to notify our customers of any potential fee changes for 2008 in the August 2007 Development Services newsletter. Please call Building Services at 309-5715 if you have any questions about the new valuation table or fee schedule.

CHANGE IN HOLIDAY SERVICE

In order to provide better service to our contracting customers for the last several years, Building Services has remained open on three city holidays, Martin Luther King Day, Presidents Day and Veterans Day. Effective in January 2007, the office will no longer be open to walk-in traffic on those holidays. We will still have staff in the office to accept and distribute inspection requests and answer questions by phone, and will continue to have field inspectors on duty to provide inspection services, since this was the main benefit that we originally intended to offer. For other business that requires a visit to our office, please keep in mind this change in policy.

HOLIDAYS

City offices will be closed for the Christmas holiday on Dec. 25th & 26th, and for New Years on January 1, 2007

Building Services will also be open for building permit inspections on:
Martin Luther King on January 15, 2007
President's Day on February 19, 2007

2007 SQUARE FOOT CONSTRUCTION VALUATIONS

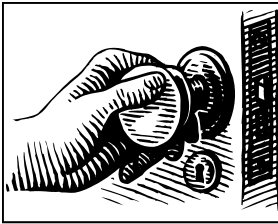
2007 Square Foot Construction Valuations

	Occupancy	Construction Type								
		IA	1B	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-1	Assembly, theaters w/ stage	183.93	177.99	161.40	154.71	154.30	153.54	160.96	142.69	137.37
A-1	Assembly, theaters w/o stage	169.71	163.77	148.17	141.49	140.08	139.33	146.75	128.47	123.16
A-2	Assembly, nightclubs	142.72	138.30	125.36	120.47	120.27	119.95	125.03	110.55	106.82
A-2	Assembly, restaurants, bars	141.72	137.30	123.50	119.54	118.27	118.95	124.03	108.55	105.82
A-3	Assembly, church sanctuaries	170.21	164.27	148.64	141.96	140.54	139.79	147.25	128.94	123.62
A-3	Assembly, libraries, museums, etc.	144.92	138.98	124.19	118.44	114.25	114.50	121.95	102.64	98.32
A-4	Assembly, arenas, gymnasiums	141.72	137.30	123.50	119.54	118.27	118.95	124.03	108.55	105.82
B	Offices	118.04	113.86	110.27	105.11	100.53	98.09	101.06	88.20	84.68
E	Classrooms	154.87	149.61	135.15	129.13	120.44	117.58	124.90	109.85	105.68
F-1	Factory, moderate hazard	34.14	32.57	30.81	29.82	29.09	29.50	28.81	28.73	27.23
F-2	Factory, low hazard	33.75	32.18	30.81	29.43	29.09	29.06	28.23	28.73	26.72
H-1	High hazard, Explosive	32.01	30.44	29.07	27.69	27.21	27.17	26.49	26.55	NP
H-2-4	Hazard	32.01	30.44	29.07	27.69	27.21	27.17	26.49	26.55	24.54
H-5	High Piled Material	55.37	53.42	53.09	50.61	51.10	50.78	48.66	52.92	50.81
I-1,4	Institutional, supervised	80.44	77.70	75.63	72.58	71.38	71.36	72.08	65.66	63.06
I-2	Institutional, hospital	242.27	237.11	216.38	210.47	212.14	NP	221.31	199.79	NP
I-2	Institutional, nursing home	169.43	164.27	148.64	142.73	140.29	NP	148.47	127.71	NP
I-3	Institutional, restrained	165.41	160.25	144.90	138.99	137.06	135.35	144.45	124.71	118.57
M	Mercantile	98.86	94.76	90.56	86.61	80.07	80.73	82.42	70.74	68.12
R-1	Residential, hotels	80.69	77.94	75.88	72.83	71.71	71.68	71.09	65.99	63.38
R-2	Residential, apartments	67.66	64.92	62.85	59.80	57.81	57.79	59.42	52.10	49.49
R-3	Residential, one-and-two family	64.80	63.03	61.48	59.79	61.11	60.97	58.77	58.22	54.82
R-4	Residential, assisted living	80.44	77.70	75.63	72.58	71.38	71.36	72.08	65.66	63.04
S-1	Storage, moderate hazard	31.62	30.05	28.29	27.16	26.33	26.73	26.10	25.53	24.03
S-2	Storage, low hazard	31.51	29.66	28.29	26.91	26.33	26.29	25.71	25.53	23.52
U	Utility, miscellaneous	24.15	22.83	21.48	20.40	20.00	20.00	19.04	19.04	18.13

- Detoxification facilities shall be calculated as I-1 occupancies.
- In mixed-use buildings, the square foot valuation for the area of each distinct occupancy shall be used to calculate the value for that area if the area exceeds that which can be classified as incidental or accessory.
- Values for structures open on two or more sides shall be calculated at 60% of the square foot value ordinarily required by this table.
- For shell only buildings deduct 20 percent.
- Unfinished basements in all use groups use \$15.00/sq.ft.
- NP = Not permitted by code
- The square foot valuations reflect the average cost of construction for the various construction types and occupancies and are not intended to reflect exact construction costs. The valuations are only intended to establish a uniform value for the purpose of determining building permit fees and to establish general construction valuations for census reporting purposes.

**Please begin using this Valuation Data Table effective June 1, 2007.
It will be available on the City website prior to the effective date
or you can request a copy from Building Services, Room 201.**

APPROVED DOOR HARDWARE



One of the City's required submittal documents for a commercial building permit is a door hardware schedule. There are several reasons why we require the review and approval of a hardware schedule prior to installation, not the least of which is the inconvenience to the owner if the hardware that gets installed cannot be approved and must be changed.

The type of hardware that is provided for almost any door is governed by either the ADA Guidelines or by the building code. For example, most door latching devices must obviously be designed to be accessible, which is important for us to confirm, but if it is desired or necessary to provide a door with both a latch and a closer, it will affect the size of the maneuvering area required for the door. Doors that are required to be fire-rated assemblies are required by the building code to be provided with both a latch and closer so the ADAAG and building code requirements will touch. Even the types of thresholds proposed for door openings are regulated by ADAAG and must be reviewed.

Similarly the building code contains explicit requirements for the type of locking mechanisms that are permitted for various doors. Bear in mind that all of these requirements apply to any door that serves as a means of egress from a space whether or not it is one of the "required" exits.

One of the most common mistakes we see is the installation of deadbolts that are keyed from the egress side. The code only allows this in certain occupancies, and then in only one specific location, at the main entrance into the building. We would also like to note that in those applications where a keyed deadbolt is approved, the IBC now requires that the lock must be readily distinguishable as locked. In other words, the lock must be of a type that has an integral indicator that automatically indicates the "locked" or "unlocked" status of the device.

The code also provides that the unlatching of any door leaf shall not require more than one operation. Consequently, this means in commercial construction that if a door is provided with a regular knob or lever latch/ lockset, or a panic device, it cannot have a separate deadbolt that operates independently of the main latch. A deadbolt may be used as the means to latch or lock any door for which panic hardware is not required provided it is not keyed on the egress side, that the operating mechanism is accessible and provided further that there no other latches or locks are provided on the door. Since the code requires that all doors that serve as egress from an area must meet these requirements, this would also apply to all of the doors serving a manufacturing area or storeroom for example. If additional security is desired for a particular door, a type of hardware must be furnished that disengages all of the latch points (such as flush or surface bolts) in one operation. Several types of panic devices provide this ability.

Finally, another common mistake that we see is the installation of manual flush bolts on storefront doors that are installed in pairs. The building code expressly prohibits the use of manual flush bolts on any door other than that serving a storage or equipment room. Flush bolts are only acceptable if they are operable by the use of a latching device that simultaneously disengages the flush bolts when it is operated.

In lieu of a hardware schedule that specifies the brand and model of hardware proposed for installation on a door, we will also accept a schedule from the designer that provides the basic specifications for the types of hardware that are acceptable on the door; for example whether the door is to be provided with a closer, that the latch sets are to be ADA compliant, that indicate where panic hardware is required, that clearly indicates whether flushbolts or deadbolts are proposed and that prescribes what types of thresholds are permitted. If a hardware schedule is to be submitted which only indicates the brand and model number of the proposed hardware, cut sheets must also be submitted that provide the product details for each model submitted.

NEW LOOK FOR CITY WEBSITE-www.salina.ks.gov

If you log on to the City of Salina official website after Dec. 18, 2006, you will notice a whole new look. Please let us know if you need assistance locating information on the Building Services webpage. We hope you will continue to find our website useful and easy to use.

**Building Services Division
Planning Division**

300 W. Ash, Room 201
P.O. Box 736
Salina, KS 67402-0736

Phone: Building Services
(785) 309-5715
email: building.services@salina.org

Phone: Planning 785-309-5720
FAX: (785) 309-5713

Visit the City Website
at www.salina-ks.gov

**CITY ADOPTS NEW RESIDENTIAL BUILDING PERMIT REQUIREMENTS**

In cooperation with the Kansas Department of Health and Environment (KDHE), the city recently adopted new requirements for the issuance of building permits for work to be performed on residential buildings that were constructed prior to 1978. State law requires (**go to: kdheks.gov for more information**) that contractors who will be doing work that will disturb more than 2 square feet of paint in a **pre-1978** residential structure must provide a pamphlet published by the EPA that describes the dangers of lead in the home to the owner and any occupants that would be affected by the work. The city has previously assisted KDHE by providing the contractor with a packet of information from KDHE that includes the educational pamphlet and forms the contractor can use to verify compliance with the notification requirements.

At the request of KDHE, the city passed an ordinance which now requires a contractor, applying for a building permit for work on a pre-1978 residential structure, to complete an affidavit that identifies who the owner of the property or their designated agent (property manager, realtor, etc.) is and if the property is not owner-occupied, the names of any tenants whose units would be affected by the proposed work. An affidavit form will be available at the Building Services office and on the City's website. In addition, before the building permit can be issued the contractor is required to furnish the city with a copy of the document that they have used to verify confirmation of receipt of the education pamphlet as required by state law by those parties identified in the affidavit. Our staff will gladly continue to assist the contractor in determining the age of the building that is being considered for a permit.

The new law was adopted on Dec. 11, 2006 with **deferred implementation of March 15, 2007**. We recommend that contractors begin immediate voluntary compliance in order to familiarize themselves with the process before the mandatory implementation takes place. We will be more than happy to answer any questions you have about these new requirements.

PRSRT STD
Permit #400
US Postage Paid
Salina, KS 67401

Development Services
300 West Ash Street ♦ P.O. Box 736
Salina, Kansas 67402-0736
TELEPHONE (785) 309-5715
FAX (785) 309-5713



Permit Fee Schedule, effective June 1, 2007 (Resolution Number 06-6321)

Commercial Permit Fees:

First \$500	\$20.00
Next \$1,500	\$ 2.00 per \$100
Next \$23,000	\$11.00 per \$1,000
Next \$25,000	\$ 8.00 per \$1,000
Next \$25,000	\$ 6.00 per \$1,000
Next \$25,000	\$ 5.00 per \$1,000
Next \$400,000	\$ 4.25 per \$1,000
Next \$500,000	\$ 3.50 per \$1,000
Over \$1,000,000	\$ 2.00 per \$1,000

- ◆ **Note:** Determination of valuation for new buildings and additions is based on the August 2006 Commercial Valuation. Data Table published by the International Code Council and modified by the Department's local modifier table, Form BLF194. Valuation for alterations and repairs shall be the total cost of labor and materials.
- ◆ Additional fees will not be charged for electrical, plumbing, mechanical and concrete permits issued in conjunction with a building permit for new construction, additions or remodeling.
- ◆ There shall be no plan review fee unless an application or permit is withdrawn after completion of the review, in which case the fee shall be 20% of the calculated building permit.

Residential Permit Fees:

Finished Living Space:	\$ 0.42 per SF
Decks, porch and patio covers, carports and unfinished basements	\$ 0.13 per SF
Garages and sheds	\$ 0.13 per SF
Unfinished to finished	\$ 0.29 per SF

- ◆ All fees round down to the nearest dollar.
- ◆ For remodeling, the determination of value shall be the total cost of labor and materials and fees shall be determined by the commercial fee schedule.
- ◆ Additional fees will not be charged for electrical, plumbing, mechanical and concrete permits issued in conjunction with a building permit for new construction, additions or remodeling.
- ◆ Residential is defined as detached one or two family dwellings and associated accessory structures.

Other Inspection Fees:

Demolition (All buildings)	\$ 40.00
Outside Business Hours (1 hour minimum)	\$ 40.00 per hour
TCO Inspections (first one – no charge)	\$ 40.00 per hour (per dept)
Re-inspections (1/2 hour minimum)	\$ 40.00 per hour

Plumbing/Electrical/Mechanical/Manufactured Home Permits:

Permit (Separate permit fee will apply for each category)	\$ 20.00
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Miscellaneous:

Fence or Wall	Repealed
Portable Pool	\$ 20.00
Building Moving Base Charge	\$100.00*
Building Moving Over Two Miles	\$ 50.00*
Egress Window	\$ 20.00

* - Name Change